

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On January 14, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 07 TWP 21S RGE 30E NE 1/4 OF SW 1/4 OF NE 1/4 (LESS N 300 FT OF W 1/2) & BEG 361.72 FT N OF SE COR OF SW 1/4 OF NE 1/4 RUN N 303.55 FT W 291.30 FT S 43 DEG 44 MIN 24 SEC E 420.57 FT TO BEG (LESS RD & LESS BEG 3.27 FT W OF NW COR OF LOT 8 TROUT SUBDIVISION RUN S 8.99 FT W 21.41 FT S 588.88 FT SWLY ALONG CURVE 30.94 FT N 43 DEG 44 MIN 24 SEC W 384.82 FT W 24.55 FT N 344.40 FT E 293.21 FT N 22.61 FT N 88 DEG 11 MIN 11 SEC E TO W LI OF LOT 28 A E GRIFFINS SUBD S TO A PT E OF BEG W TO BEG & BEG 3.27 FT W OF NW COR OF LOT 8 TROUT SUBDIVISION RUN S 8.99 FT W 21.41 FT S TO A PT ON NWLY R/W LI CR 427 NELY TO SW COR OF LOT 6 1ST ADDN TO CASSELBERRY N TO A PT E OF BEG W TO BEG) & N 331.6 FT OF LOT 28 W OF RY (LESS SLY 17.45 FT) A E GRIFFINS SUBD PB 2 PG 43

(The above described legal description has been provided by Seminole County Property Appraiser.)

**A. FINDINGS OF FACT**

**Property Owner:** 320 MAC INVESTMENTS, LLC  
995 MILLER DRIVE  
ALTAMONTE SPRINGS, FL 32701

**Project Name:** MILLER DR (995) - SPECIAL EXCEPTION

**Requested Development:**

A Special Exception for an outdoor recreational area at an existing warehouse in the M-1 zoning district on 6.8 acres.

The findings reflected in the record of the January 14, 2025, Board of County Commissioners meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The Special Exception granted applies only to the outdoor recreational area as depicted on the Special Exception Site Plan.
  - b. The layout of the proposed uses must be substantially consistent with that which is depicted on the Special Exception Site Plan, attached to the Development Order as Exhibit A.
  - c. Prior to the issuance of development permits, a final Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
  - d. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners.
  - e. The outdoor recreational area is only for use by the property owners, employees of the warehouse and their families.
  - f. The outdoor recreational area will only be used from dawn to dusk, seven (7) days a week.
  - g. There will not be any site lighting for the outdoor recreational area.
  - h. The concrete slabs cannot be increased in size, nor can any additional impervious be added to the site without Board of County Commissioner approval.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Jay Zembower, Chairman  
Board of County Commissioners

EXHIBIT A

